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Hearing Date: November 13, 2019
Hearing Time: 2:30 P.M.

*Counsel for Northeast Brooklyn Partnership,
Debtor and Debtor-in-Possession*

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

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In re:

Chapter 11

PARK MONROE HOUSING DEVELOPMENT
FUND CORPORATION, *et al.*,

Case No. 1-19-40820 (CEC)
(Jointly Administered)

Debtors.

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**EXHIBIT A TO
DECLARATION OF JEFFREY E. DUNSTON
IN SUPPORT OF CONFIRMATION OF AMENDED
CHAPTER 11 PLAN OF NORTHEAST BROOKLYN PARTNERSHIP**

In re Northeast Brooklyn Partnership, Chapter 11 Case No. 19-40822
Schedule of Claims/Proposed Uses (Estimates/Assumptions)

DRAFT

SOURCES		AMOUNT	
Sale			\$4,300,000.00
USES	As of February 11, 2019	Interest Rate	As of December 11, 2019
<u>Secured Creditors Claims: [100 cents on the Dollar]</u>			
NYC Department of Housing Preservation & Development	\$2,701,622.14	16.00%	\$2,978,486.08
NYC Department of Housing Preservation & Development	\$486,621.33	16.00%	\$540,911.90
NYC Department of Finance	\$93,596.97	18.25%	\$107,831.51
NYC Department of Finance	\$2,740.56	1.14%	\$2,766.60
NYC Office of Administrative Trials and Hearings	\$400.00	9.00%	\$430.00
NYC Water Board	\$88,819.14	7.00%	\$94,000.26
NYC Commissioner of Finance	\$485.41	2.35%	\$494.92
IRS (*)	\$0.00		\$0.00
	Subtotal = \$3,724,921.26		
<u>Administrative Professional Claims: [100 cents on the Dollar]</u>			
Archer & Greiner, P.C. (Counsel)	\$0.00		\$350,000.00
Sperber, Denenberg & Kahan LLP (Landlord-Tenant Counsel)	\$0.00		\$5,000.00
Abrams Fensterman (Real Estate Transactional Counsel)	\$0.00		\$26,000.00
Office of the U.S. Trustee Fee	\$0.00		\$44,000.00
CPEX Real Estate Broker Fee	\$0.00		\$86,000.00
	Subtotal = \$511,000.00		
<u>General Unsecured Claims: [~30 cents on the Dollar]</u>			
Advantage Wholesale Supply	\$7,645.20		\$2,501.80
All County Sewer & Drain, Inc.	\$530.76		\$173.68
Anthony Installation Inc.	\$1,130.40		\$369.91
B & M Utica Ave. Locksmith Inc.	\$272.19		\$89.07
Borinquen Exterminatinc Company Inc.	\$600.00		\$196.34
BXTERMINATOR	\$1,435.16		\$469.64
CohnReznick LLP	\$10,425.00		\$3,411.45
Con Ed	\$2,042.29		\$668.31
E & S Maintenance	\$6,009.80		\$1,966.63
Eldon V Lessie	\$2,759.00		\$902.85
Ever-Ready Fire Sprinkler, Inc	\$900.00		\$294.51
Falcon Power Installers	\$1,350.95		\$442.08
Frank Kennedy, R.A.	\$500.00		\$163.62
Hartford Steam Boiler	\$140.00		\$45.81
Ivan Armstrong	\$12,646.00		\$4,138.24
J.Alam Home Improvement, Inc.	\$6,200.00		\$2,028.87
Leema Plumbing & Heating	\$240.00		\$78.54
MDG Design & Construction LLC (*)	\$0.00		\$0.00
Mobilink Wireless	\$182.28		\$59.65
National Grid	\$13,012.91		\$4,258.31
NEBHDCo (+)	\$79,793.75		\$26,111.49
New York Water Management	\$4,002.05		\$1,309.62
Raymond Ballard Apartments HDfC (+)	\$10,000.00		\$3,272.37
Rosenblum and Bianco	\$17,174.53		\$5,620.15
S.D.L. Appliance Repair Service	\$5,128.03		\$1,678.08
SiteCompli, LLC	\$3,363.50		\$1,100.66
Sperber Denenberg & Kahan, P.C. [Pre-Petiton]	\$3,807.50		\$1,245.96
Superior Maintenance Supply	\$4,526.02		\$1,481.08
	Subtotal = \$195,817.32	Subtotal = \$64,078.73	
PROJECTED TOTAL =	\$3,570,102.87		\$4,299,999.99
PROJECTED ALLOWED CLAIMS; ALL RIGHTS RESERVED; ALL NUMBERS ARE ESTIMATES SUBJECT TO VERIFICATION AND RECONCILIATION AS OF CLOSING. (+) DENOTES AN AFFILIATE OF THE DEBTOR (*) PROVIDED DOCUMENTATION SHOWING NO AMOUNTS OWED ON THE PETITION DATE			